



High Grange, Crook  
DL15 8AS

Offers In Excess Of £200,000



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# High Grange, Crook

## DESCRIPTION

Well presented five bed roomed family home pleasantly positioned in High Grange, a small rural village. This stunning property is complete with enclosed garden, spacious rooms and countryside views. The village is surrounded by farmers fields and public walkways, located approx. 2.5 miles from the nearby town Crook, which offers access to a range of amenities including schools, supermarkets, local shops, high street stores, restaurants and cafes. Bishop Auckland is also only approximately 2.8 miles away which contains a variety of supermarkets, retail stores, secondary schools and train station.

In brief the property comprises; an entrance hall leading through to the living room, second reception room, dining room, kitchen, garden room, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite and walk in wardrobes, four further spacious bedrooms and family bathroom. Externally the property has an enclosed garden with lawn and patio areas ideal for outdoor furniture, along with on street parking available to the front.



# ROOMS

## Entrance Hall

Spacious and bright entrance hall leading through into the main reception rooms and stairs ascending to the first floor.

## Living Room

20'2" x 16'2"

The living room is a generous reception room located to the front of the property, benefiting from neutral décor, ample space for furniture, open fire and large bay window to the front elevation.

## Reception Room

18'1" x 16'4"

The second reception room is again another good size, currently utilised as a second living room, benefiting from a multi fuel stove with feature surround and French doors to the rear leading into the garden.

## Kitchen

12'10" x 12'2"

The kitchen is fitted with a range of solid wood wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated electric oven, hob and overhead extractor along with space for a fridge/freezer and table and chairs.

## Dining Room

12'2" x 12'1"

The dining room provides space for a dining table and chairs, further furniture and large bay window to the front elevation.

## Garden Room

9'10" x 8'10"

The garden room is located to the rear of the property with French doors leading into the garden.

## Utility Room

8'10" x 5'4"

The utility room provides additional storage space along with room for a washing machine and dryer

## Cloakroom

6'2" x 3'0"

Cloakroom which is fitted with a WC and wash hand basin.

## Master Bedroom

14'5" x 12'1"

The master bedroom provides space for a king sized bed, further furniture, walk in wardrobes and access into the ensuite bathroom.

## Ensuite

The ensuite contains a panelled bath, WC and wash hand basin.

## Bedroom Two

17'5" x 10'8"

The second bedroom is another large double bedroom with walk in wardrobe and window to the front elevation.

## Bedroom Three

14'10" x 10'11"

The third bedroom is a double bedroom with built in wardrobes.

## Bedroom Four

14'1" x 8'11"

The fourth bedroom is a double bedroom with window to the side elevation.

## Bedroom Five

9'10" x 7'6"

The fifth bedroom is a single bedroom with built in wardrobes and window to the rear elevation.

## Bathroom

10'11" x 8'3"

The bathroom contains a panelled bath, double walk in shower cubicle, wash hand basin and WC.

## External

Externally the property has an enclosed garden with lawn and patio areas ideal for outdoor furniture, along with on street parking available to the front.



GROUND FLOOR

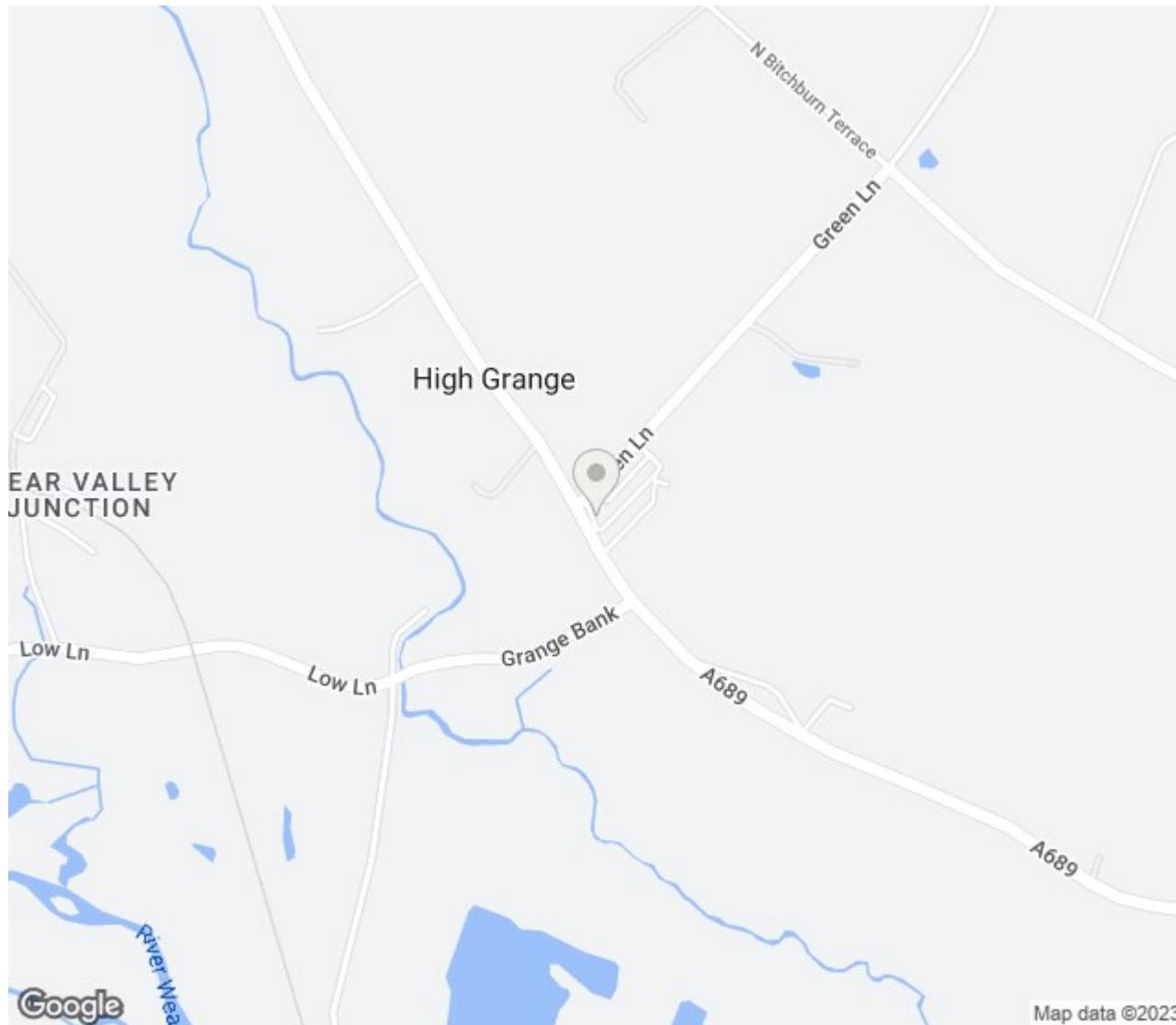


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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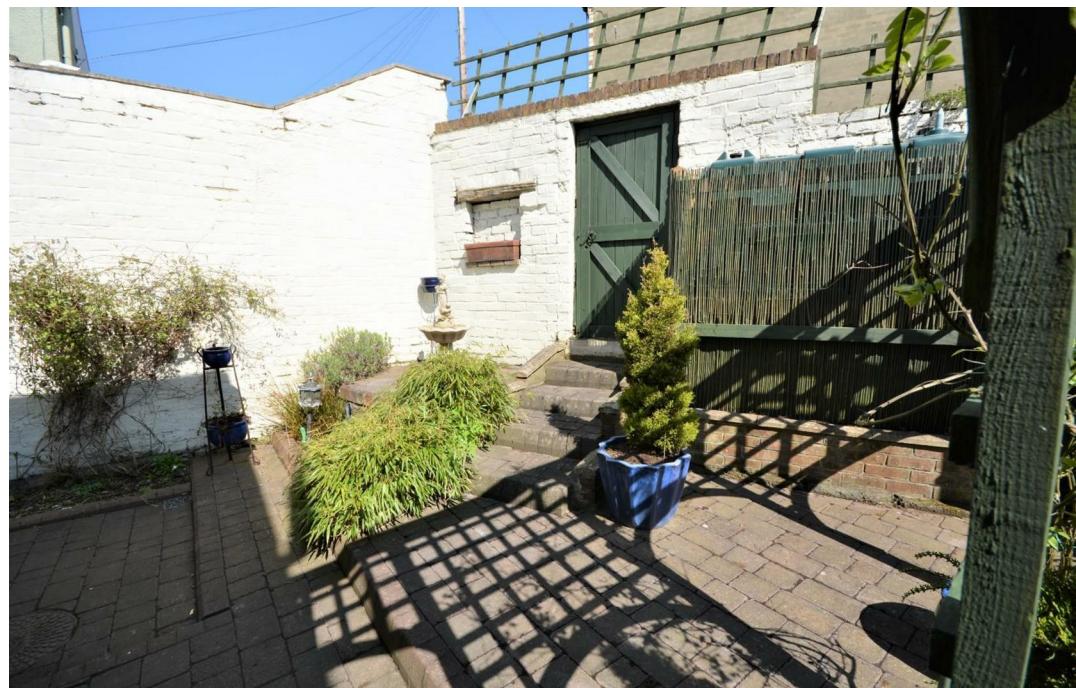
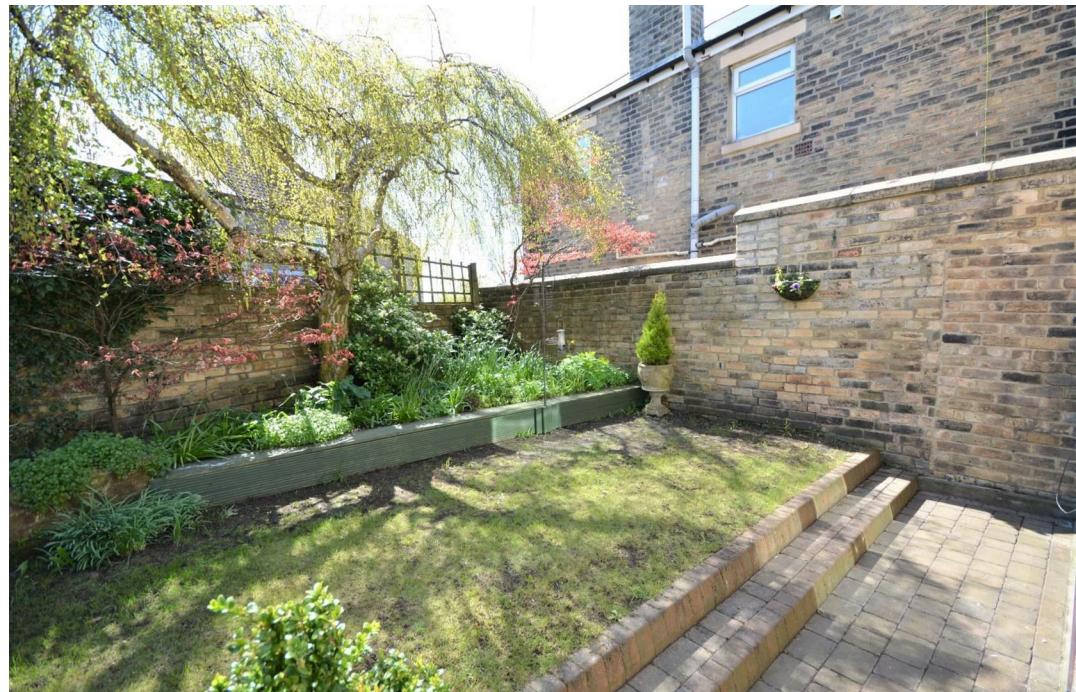
## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.